REALTY MARKET **CONTINUES STEADY**

nird Week of November Is on Par With Previous Periods of the Month.

ovember trading continues to make atisfactory showing. The activity of third week of the month was about par with the business of the previweek. The number of transactions preceding six days. The volume of ing showed a slight falling off from

market over the record of the two eding weeks of November. The figseeding weeks of November. The figess for the past six days are more
ar \$300,000 over those of last week,
which were slightly in excess of the
siness of the first week of the month.
The month's high mark for a day's
ling was not equaled this week, but
Tuesday the brokers succeeded in
sing thirty-four sales. This number
four short of the day's record for
fall season. Wednesday and Friy's business was on a par, twentyay's business was on a par, twentyight trades being effected each day,
here were twenty-four deals completed
in Monday and eighteen on Saturday's
alf-holiday. The smallest number of
less of the week were recorded on
hursday. This extremely warm day
sems to have affected the activity of
the brokers, who completed only thirbrokers, who completed only thirm sales on that day.

Many Lots Sold.

Included in the 145 transactions effectthis week were 250 lots and parcels real estate. The outlying suburbs not so active this week. While ing the market with seventy-nine els sold, this section did not have ry large margin over the near-urbay ers. In the northwest there were lots conveyed, while twenty-five were transferred in the northeast

ly lots conveyed, while twenty-five pets were transferred in the northeast and nineteen in the southeast. Six lots were sold in the southeast. Six lots were sold in the southeast. The largest transaction of the week lot closed involved a consideration of leading. For this sum, J. Barrett Career. T. C. Dulin and E. S. Duvall, jr., eccivers, conveyed the Powhatan Hotel roperty, at Eighteenth and Pennsyllania avenue northwest, to Ulric C. leike. The property was sold at auclon and purchased by Alexander McCeill, who assigned his interest to Mr. leike. As far as the receivers were oncerned, the sale was for cash. As soon as Mr. Deike secured title to be property he placed a trust for \$250.00 on it. The money was advanced by the Fidelity Mutual Life Insurance Commany, of Philadelphia, and is repayable a five years, with interest at 6 per cent. The loan was made through the continental Trust Company, that cororation and Attorney Gibbs L. Baker ceing named as trustees to hold title to the property during the life of the rust.

Next Largest Deal.

Probably the next largest deal effect this week was the sale of premise Fourteenth street northwest. George Rees sold this property to Melvin F Fisher. The consideration is not stated but the purchaser assumed a trust for 5,000, secured on the property.

Another business section sale involved purchase price of \$27,500. At this rice Moses Goldenberg bought premthis week by the N. L. Sansbury Compaction. The sum of \$12,000 was paid a Arnold T. Lewis, for house 420 Second street northwest. The property was wised by Mrs. Susan P. Okie.

An advance of more than 50 per cent. shown this week in the loan market, compared with last week. The exact tures for the past six days were \$59,-

14.6. This sum was borrowed on the curity of 200 lots, at an average in-rest rate of 5.7 per cent. Straight loans had a decided call on hase money loans, and showed a of \$2,890. The sum of all the s given for deferred purchase by was \$42,305.

week as the most favored section for loan security. Property there was frered as security for a total of \$341,890, and in the county was encumbered the extent of \$219,664.45. The record loans in the other city sections was: ortheast, \$42,675; southeast, \$26,975, and outhwest, \$8,750

Y. W. C. A. Building Plans Are Selected

Decisions on the plans submitted by ve local architects for the proposed W. C. A. building erected at Thirenth and I streets northwest, have en returned to the local board of diectors of the organization, by the board poointed to judge them. No verdict has een returned by the directors for the holoe of a local architect, but it is pected that it will be published the ly part of the coming week.

The building will be erected at a cost \$200,000 at the southeast corner of hirteenth and I streets, and it is said at it will be one of the handsomest didings dedicated to the Y. W. C. A.

The judges of the plans who have re-irned their decision is composed of ouls Simon, supervising architect for he Y. W. C. A.; Nathan Wyeth, archi-iect of this city; Miss Grace L. Tem-ie, one of the most capable of house-old decorators of this city; Miss Blanche Geary, economic secretary of the national board of the Y. W. C. A. New York city, and Down Berber f New York city, and Donn Barber, he architect who designed the national building of the Y. W. C. A. at 800 Lex-ngton avenue. New York.

Ington avenue. New York.

The competition for the plans of the uture building has been confined strictto local circles. The five architectural firms invited to compete for the lans were Donn & Deming, Marsh & Peter, Hornblower & Marshall, C. L. farding and Waddy B. Wood.

Completes Arrangements For New Apartment

Plans have been completed for John Warren to erect a four-story apartnent on Fairmont street between Thireenth and Fourteenth streets northest. The building, it is estimated, will cost about \$40,000.

No particular architecture will be feaored. The apartment house is designed to be a small structure, on a lot fronting thirty-four feet on Fairmont street by 104 feet deep. Sixteen apartments will be contained in the proposed building, with suites of from 3 to 5 rooms in each.

n each.

The facade will be finished in velvet brick, and a marguise will ornament the atrance. Tile flooring will be laid in the entrance lobby. There will be no

John L. Warren, the owner, will sup-erintend the building operations which will be begun shortly and are expect-d to be completed in March. Hunter & Bell, architects of this city, prepared the plans.

New Department Store, Future Home of Champ Clark, and Octagon House



Behrend's new \$200,000 department store in Seventh street, which will be entered in two weeks.

FIVE SMALL HOMES

Handle Property, Built By Charles Tankersley.

33. square 2520 on Crittenden street be-tween Georgia avenue and Thirteenth street. The lot fronts fifty-five feet and is 140 feet deep. Horace G. Smithy.

Trades Dwellings For

over. The values involved in the trade aggregate in the neighborhood of \$21,500. The business property just transferred in Fourteenth street is a fourstory and basement property occupied by a number of smaller businesses, each floor being given over to an independent enterprise. Mr. Fisher intends to hold the property as an investment.

TO GO ON MARKET

Sansbury Company, Brokers, to

Five small homes, 1864-1872 Third street northwest, will be placed on the market this week by the N. L. Sansbury Com-

chitecture, with attractive porches and red pressed brick fronts, with white mortar ornamentation, They contain three stories and will have two-story rear sleeping porches. he market. The aggregate of loans of Modern conveniences will be intro-his character was \$504,749.45. Building duced to make them attractive. Autosociation advances outclassed the matic electric lighting fixtures will be urchase money loans, and showed a affixed to the gas jets. Air heating will

During the past week the N. L. Sans-During the past week the N. L. Sansbusy Company has consummated the following sales: For Kennedy Bros., 543 Lexington street northeast, to S. M. Shawen, and 648 Lexington street northeast to Mrs. M. B. Brown. These are two-story, cellar, and attle residences, with six rooms and bath, heated by hot water and lighted by electricity. These sales make eighty-three houses sold, of the eighty-five built. The builders are preparing to begin the erection of a group of similar houses on Seventh street, at the corner of Lexington street northeast. This begins the development of the last section of the entire square, containing a little more than five acres. of the entire square, containing a little more than five acres.

For Kennedy Brothers, 746 Quebec street was sold this week to J. H. Cochran. The sale of this home consummates the sale of ninety-six of the ninety-eight homes built in Princeton Heights. This subdivision figures to be located on the southwest corner of the transmit as the center of one of the transmit as the center of the trans

at present as the center of one of the beggest building operations in the city.

Kennedy Brothers have under construction in Quebec street eight new resentative M. E. Southern Church, will houses of eight rooms and bath. They be begun possibly next spring, and will houses of eight rooms and bath. They be begun powill be heated by hot water, and lighted by electricity.

The celiar will contain cold storage

The celiar will contain cold storage.

The cellar will contain cold storage apparatus and laundry. The same of fice reports three sales for Lewis E. Breuninger in Rock Creek Vista, at the intersection of Columbia road and the Avenue of the Presidents, overlooking the new entrance to Rock Creek park. The sale figures as a march in the disposal of these new properties which have been recently completed in that subdivision.

The purchasers are Mary L. Parks, Charles T. Bassett and Dr. Woodbury

Greek outlines will be followed.

St. 250.

Sewton Street, as Adamse, 18250.

Sewton Street, as Adamse, 18250.

Sewton Street, as Adamse, 18250.

St. 250.

St

and two baths, heated by hot water and lighted by electricity.
In Saul's Addition, the N. L. Sansbury Company reports the sale of lot

the purchaser, plans a home to be receted on this lots. It will be an attractive nine-room dwelling with two baths and all modern improvements.

Melvin F. Fisher has purchased the Melvin F. Fisher has purchased the business property at 904 Fourteenth street northwest from George S. Rees at a consideration involving the trade of eight houses at Newton and Water streets, and a balance in cash. The total consideration is not given out. For the premises 510-518 Newton street northwest, and 2548-3552, which are small attractive dwellings in that section of the city, valued at prices ranging from \$3,500 to \$4,000, the lower Fourteenth street property was given over. The values involved in the trade aggregate in the neighborhood of \$21,500.

The basement will contain the Sunday school, with accommodations for about 1,000. Offices and rooms for special purposes will be interspersed the interspersed that the lower floors.

The third floor will contain the memorial hall. Committee and class rooms will adjoin this. The fourth floor will adjoin the memorial hall. Committee and class reoms will adjoin this. The fourth floor will adjoin this. The fourth floor will adjoin the morthwest, for \$7,500.

Beahm and Fourteenth street and Fourteenth street for george S. Rees and rooms for special purposes will be interspersed the re-room residence, northwest, for \$7,500.

Mr. Reese, who takes over the residence properties will also hold them as an investment.

The trade was made through the office of John W. Childress.

The historic Octagon House, at Eightee nth street and New York avenue, present national headquarters of the American Institute of Architects, for which a \$300,000 addition is planned.

HANDSOME CHURCH IS BEING DESIGNED

Greek outlines will be followed.

ompleted in that subdivision.

The purchasers are Mary L. Parks,
Tharles T. Bassett and Dr. Woodbury
Pulsifer. The homes contain three
stories and cellar, having nine rooms
tories and cellar, having nine rooms
tories and cellar, having nine rooms central and national capital and as a cospopolitan center.

Real estate property was purchased \$4,500.

For a local investor, 512 Newton street for a local investor, 512 Newton street a modern six-room dwelling, sw leet deep. Horace G. Smithy, probable to meet realty morthwest, a modern six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For M. A. Prince, the six-room dwelling, for \$4,100.

For John E. Wagner, in connection with C. M. Forrest, the suburban residence, 1633 Newton street northeast. Brookland, for \$1,550.

For Thrist Building Company, the two-story flat, 1863-136334 L street southeast, for \$2,500.

For Thomas R. Harney, in connection with D. H. Roland Drury, 123 Benning road northeast, for \$2,500.

For Thomas R. Harney, a lot on L street southeast for \$2,500.

For Thomas R. Harney, a lot on L street southeast between the street southeast street southeast between the street southeast street southeast between the street southeast street southeast street southeast between the street southeast street southeast street southeast between the street southeast st by a delegation which has been exploit-

Seeks \$10,000 Damages.

suit for \$10,000 damages was filed by Mary A. Shekell against the Washstreets northwest, on May 27 last. 'the plans.

Prince Reports Sales Of \$90,000 in November

L. E. F. Prince, real estate exchange broker, reports the following sales consummated during the first half of November, amounting to a total of about

For F. D. Brandt, the Isabel apartment, 125-127 Eleventh street northeast, a three-story apartment building con taining six apartments of five rooms and bath each, for a consideration of

For Charles J. Walker, the three-For a local investor, a dwelling on Newton street, Mt. Rainier, D. C., for

For R. H. McNeill, 100 lots, 40 by 125 each, at Spring Lake Park, Montgomery county, Md., for \$5,000.

For E. W. M. Cost, the two six-room dwellings 1135 beam attends porthogen. dweilings.

dwellings, 1132 Penn street northeast, and 1133 Genoe street northeast, for

about 2,000.

The basement will contain the Sunday school, with accommodations for shout 1,000. Offices and remodations for shout 1,000. For George S. Rees, the three-story ten-room residence, 1229 Irving street

Beahm and Rice to **Build New Theater**

A new moving picture theater, to be erected at 1407-09 Ninth street, will be begun soon for Dr. Louis Kolipinski. Beahm & Rice have been awarded the contract. The structure will be one story, or a lot measuring 44 by 90 feet. The exterior will be done in gray tapby Mary A. Shekell against the Washington Railway and Electric Company, in the District Supreme Court, today, for personal injuries alleged to have been received while she was alighting from a street car at Seventh and F J. William Downing, architect, prepared the streets northwest, on May 27 last.

OCTOBER BUILDING **DECREASES IN YEAR**

Statements received by the "Con-struction News" show that building operations in ninety-six cities reported during October cost an aggregate of 526,682,996, involving 21,517 buildings. The cost of buildings in the same ninetysix cities in October, 1912, was \$55,242,248 and 22,887 buildings were involved, A decrease in 1,370 buildings and \$10,160,282 is indicated. The percentage falling off for the one month a year apart is estimated at 15 per cent. There were losses in fifty-six of these

There were losses in firty-six of these cities and galins in forty. Singular as it may seem, the larger cities show a marked falling off, except Chicago, which shows a gain of 6 per cent. The falling off in New York was 29 per cent, Boston, 21. Philadelphia, 25. Brooklyn, 24. St. Louis 43, Buffalo 16, and Washington 17.

There were marked gains in Potential

Ington 17.

There were marked gains in Detroit with a showing of 21 per cent gain, Kansas City 72, Toledo 114, Albany 113, Sioux City, 129, and Columbus 32. Washington is reported as involving building operations during October, 1912, amounting to a cost of \$999,932, wherein 381 buildings were recorded. The number of buildings, for October, 1912, was 558, and the cost, \$803,123. The falling off is represented at 17 per cent.

One Aero Truck \$57.

PITTSBURGH, Nov. 22.—"I told you so's" in storage since 1991 were forced on the market when a \$10,000 aero fire truck brought \$57 at auction. It was

Don't Persecute your Bowels Cut out eathertics and purpotives. They too brand



Home leased by Champ Clark this week at 2401 Massachusetts avenue, which will be entered about December 1.

POWHATAN HOTEL

Conveyance of Property Is Largest Realty Deal of the

The largest transaction in realty this week was consummated Thursday when the Powhatan Hotel at Eighteenth and Pennsylvania avenue was conveyed by J. B. Carter, T. C. Dulin, and E. S. Duvall, receivers to Ulric C. Deike. The consideration mentioned was

The notes was recently sold at auction to Alexander McNeill, who conveyed his title to Mr. Deike. Immediately the latter put a trust of 230,000 on the property, which was advanced by the Fidelity Mutual Life Insurance Company, of Philadelphia, repayable in five vers at 5

\$5,200

Buchanan Street

Just Off Ave. of the Presidents (16th Street)

Small Cash

Payment

Balance Monthly

UNEQUALED IN WASHINGTON

Elegant homes with glass-inclosed

and screened sleeping porches

We invite you to inspect these homes—to compare them

candidly with ANY home proposition in the city. We believe

you will find them unsurpassed for genuine HONEST

VALUE. The sleeping porch in itself is one of the most de-

sirable features that can be embodied in any home—the

actual health benefit you will derive from it cannot be fully

estimated. There are six large all-outside rooms, elegant

Open, Lighted, Daily and Sunday

TO INSPECT-Take any north-bound 14th St. car and get off at 14th and Buchanan Sts.—to sample house—or phone Main 4191 for

Harry Wardman,
Wardman Building

1430 K Street N. W.

bath and guaranteed modern heating plant. Inspect today.

BIG'STORES SPEND MUCH IN NEW WORK

Improvements Made in Year Structure Will Be Ready For Approach \$1,222,500 in Cost to Large Concerns.

lar and efficient department store services.

The newly opened one-story rear addition to the firm of S. Kann & Sons has made a mammoth dining service a reality as well as permitting additional floor space to be given to the shoe department of the concern. The up-to-date introductions in the establishment of S. Kann & Sons, are said to represent a marked progress in the growing affairs of the department store at Eighth and Market place northwest. The connection of S. Kann & Sons with the huge new building in course of construction at Thirteenth and F streets northwest is still a matter of mystery, and whether the older structure will be abandoned is a matter of speculation.

Goldenberg's, at Seventh and K streets northwest, has undergone marked improvements in the past year. The installation of a new front on the K street side of the structure and gen-

Expect to Move Into Store in Two Weeks

Insurance Company, of Philadelphia. Moving into their newly finished de-repayable in five years at 6 per cent partment store at 730-724 Seventh street

repayable in five years at 6 per cent interest.

A syndicate of Richmond men are connected with the new ownership.
D. R. Midyette. Warner Moore, and A. L. Hawse are named in a charter made out last week by the Corporation Commission to the Hotel Powhatan Company, with head offices in Richmond.

The hotel was built last year at a cost estimated at \$500,000, which included the furnishings. It passed into the hands of receivers and was sold at public auction October \$.

The Powhatan is a modern fireproof eight-story building containing 200 rooms.

Rufus Hardy Buys

Merriam Residence

Moving into their newly finished department store at 720-724 Seventh street is anticipated by the firm of Melvin Behrends in two weeks. The store, which cost \$200,000, is about completed, a few minor interior installments and some touching on the exterior being needed.

The structure is a four story and hasement building, finished in light brick, generously broken by large and alry windows. It occupied a space fronting 55 feet on Seventh street, and has a depth of \$5 feet.

The interior woodwork is maple on the first floor and parquetry oak on the second. An expensive grade of quartered oak will be employed in the interior two stories having been postponed until a feet. Christmas, when the firm mill enter the entire four stories with an increased line of wares.

One of the most important sales of preparation of their newly finished to partment store at 720-724 Seventh street is anticipated by the firm of Melvin Behrends in two weeks. The store, which cost \$200,000, is about completed.

The structure is a four story and hasement building, finished in light brick, generously broken by large and alry windows. It occupied a space front ing 55 feet on Seventh street; and has a depth of \$5 feet.

The interior woodwork is maple on the first floor and parquetry oak on the second. Only two floors of the structure have been finished, construction on the upper two stories having been postponed until a few minor interior installments and some tou

One of the most important sales of residence property consummated in the last ten days was closed in the transfer of 1414 Avenue of the Presidents from Mr. and Mrs. William R. Merriam to Rufus Hardy.

The fashionable home in this fashionable apart of the city is a four-story and basement residence on the west side of the street in the immediate vicinity of Scott Circle. Mr. Hardy intends to make of it his future home.

The sale was made through the offices of Stone & Fairfax, real estate brokers.

The sale was made through the offices of Stone & Fairfax, real estate brokers.

The sale was made through the offices of Stone & Fairfax, real estate brokers.

CARNEGIE BUILDING NEAR COMPLETION

Occupancy, It & Expected By First of Year.

The past year has been an era of unprecedented activity in improvements in Washington's department stores, representing a total cost of about 13.22500. The fact that Washington's shoping arrangements had been outgrown and to accommodate a rush of trade new additions have had to be built, and new department store, the Paials Royal, Lass-burgh's, S. Kann & Sons, Hecht & Co., Goldenberg's, and Kinner Paiace have all entered uniformly into the spirit of improvement and progress, and now he might be supported by the first of improvement and progress, and now he might be supported by the first of improvement and progress, and now he might be supported by the first of improvement and progress, and now he might be supported by the first of improvement and progress, and now he might be supported by the first of improvement and progress, and now he might be supported by the first of improvement and progress, and now he might be supported by the first of the delicate instruments to be used, the might be supported by the first of the delicate instruments to be used, the supported by the first of the delicate instruments to be used, the supported by the first of the delicate instruments to be used, the supported by the first of the delicate instruments to be used, the support of the delicate instruments to be used, the support of the delicate instruments to be used, the support of the support of the delicate instruments to be used, the support of the

tic floor will be given over mostly to storage.

The Institute was founded by Andrew Carnegie in 1900. It maintains offices and general headquarters at the Avenue of the Presidents and Patree northwest. A structure of similar character exists in the Carnegie Geophysica laboratories in Upton street, which has been in operation for the past six years. Branches of the work are being carried on in like institutions in California.

The work of the future institution will be in charge of Dr. L. A. Bauer assisted by J. A. Fleming, one of the country's greatest experts in terrestrial

magnetism, who has been with the builders every instant since the structure has been in progress.

The Davis Construction Company is in charge of the building. Waddy B. Wood, architect, designed the plans.

Dr. Baker Buys Home **On Biltmore Street**

J. V. N. and T. B. Huyck, real estate brokers, have sold to Dr. Frank Baker, 1901 Biltmore street at the northwest corner of Cliffbourne place. The home is a handsome double front struc-ture of light brick, the same as in the ture of light brick, the same as in the Leiter house, and it commands a fine view over Connecticut avenue bridge and Rock creek valley. It is near the Papal legation and the homes of E. J. Stellwagen and Mrs. G. C. Thorn. The house was erected by Dr. Anita Newcombe McGee and was sold for her by the same brokers to Mrs. F. E. Sargeant. It will be occupied by Mr. Baker as his future home.

To Dr. Harry Hurtt, the same firm has sold the four-story and basement property at 1524 P street northwest. It is a substantial house with an attractive front and overlooks the Avenue

FOR SALE Valuable New Houses At Low Prices

We urge upon you to inspect these properties, as they are selling under value. Located in the northwest section, one square from cars. Two-story colonial bricks, six rooms, bath, cellar, hot water heat, laundry, servants' closet, hardwood floors, hardwood finish. Electric and gas light. Bathroom equipped with latest shower. Mantels and fixtures are of latest design. Large front porch, two-story rear porch. Big lot to alley. Splendid neighborhood. Convenient to schools, churches, etc. Price only \$3,975. Terms to suit almost any purchaser. To appreciate these houses, you must see them as they are finished to compare with houses offered at a much higher figure. The owner has in-structed us to dispose of them at once, and, as there are only a few left, we would impress upon you the importance of seeing them before they are all sold. Call or telephone this office for auto to inspect these wonderful

Gardiner & Dent, Inc., 812 14th St. N. W.

Phone M. 4884